



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday October 14, 2009

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@fredco-md.net

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)
Wednesday, October 14, 2009, Meeting @ 9:30am
Wednesday, October 21, 2009 Meeting @ 9:30am

Board of Appeals

Thursday, October 22nd, 2009 Meeting @ 7:00 PM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED				
9:30 A.M.						
1. <u>MINUTES</u>		APPROVAL				
2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL				
3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL				
4. <u>WATER & SEWER PLAN AMENDMENT</u> (Summer 2009 Cycle)FINDING-OF-CONSISTENCY (Continued from September 16, 2009 FcPc Meeting)						
a) The following is a request to amend the County Water & Sewerage Plan, for the purpose of determining consistency with the County's Comprehensive Plan. Tim Goodfellow						
<table><tr><td>WS-09-05</td><td>St Ignatius of Loyola Catholic Church</td><td>Tax Map 97, Parcel 186</td><td>Adding multi-use sewage treatment symbol</td></tr></table>			WS-09-05	St Ignatius of Loyola Catholic Church	Tax Map 97, Parcel 186	Adding multi-use sewage treatment symbol
WS-09-05	St Ignatius of Loyola Catholic Church	Tax Map 97, Parcel 186	Adding multi-use sewage treatment symbol			
5. <u>SOLID WASTE MANAGEMENT PLAN (SWMP) AMENDMENT</u> (Continued from the September 16, 2009 FcPc Meeting)		RECOMMENDATION				
a) Staff from the Division of Utilities and Solid Waste Management will be presenting amendments to the Solid Waste Management Plan for Planning Commission Review and Recommendation to the Board of County Commissioners. Eric Soter and DUSWM						
6. <u>SITE PLANS</u>		DECISION				
a) <u>Potomac Valley Brick</u> - (Continued from the September 9, 2009 FcPc Meeting) The Applicant is requesting approval for a change of use site plan approval for brick yard use within an existing 60,180 square foot of wholesale, warehouse and storage space on a 15.37-acre site. No new construction is being proposed as part of this application. Located along MD 355 south of New Horizon Way. Zoned: General Industrial (LI), Frederick Planning Region, Tax Map 86 / Parcel 99. File# SP-08-32, AP# 9535, Tolson Desa						

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- b) [Global Mission Church](#) – (Continued from the July 8th and 15th FcPc Meetings)
Requesting approval for a 137,028 sq. ft. church and associated parking fields for 397 spaces. Located north of MD 109 (with all access located in Montgomery County) on the west side of I-270 (at the Frederick County southern border). Zoned: Agricultural (AG) in the Urbana Planning Region. Tax Map 105 / Parcel 109.
File #SP 92-37, AP# 8995, Stephen O'Philips

Per Planning Commission Rules, the meeting will not extend past 5:30, there is a strong probability all cases listed beyond this point in the agenda will be postponed until the October 21, 2009.

- c) [Mullinix Agro Industrial, Lot 4](#) – (Continued from the December 10, 2008 and April 8th FcPc Meetings)
Requesting approval for Contractors, Equipment and Material Storage Yard on the east side of the property and a Salvage Yard on the west side of the property on 5.4 total acres on the north side of Agro Drive. Zoned: General Industrial in the Adamstown Planning Region. Tax Map 94 / Parcel 85.
File #SP 79-18, AP# 8686, Stephen O'Philips

7. COMBINED PRELIMINARY / SITE PLAN

APPROVAL

- a) [Lehigh Cement/Union Bridge Quarry](#) – Requesting approval of a revision to the previously approved Preliminary/Site Plan to change the temporary traffic control measures for a temporary truck crossing on Clemsonville Road from flaggers to a temporary traffic signal. Located along the west side of Clemsonville Road between Fountain School Road and Lehigh Road. Zoned: Agricultural (AG) and Mineral Mining (MM), Walkersville Planning Region. Tax Map 44 / Parcels 5 and 7.
File# SP 07-22, AP# 9952, Ron Burns

8. SITE PLAN

APPROVAL

- a) [Preston, Section 2 and Mains Heights](#) - (Continued from the August 12th FcPc meeting)
Requesting approval of joint application for age-restricted community for 146 lots (74 single-family and 72 townhouses) on 47.4 acres, located on Broad Branch Way and west of Mains Lane. Zoned R-3 Residential in the New Market Planning Region. Tax Map 78 / Parcel 243 and 79/81, respectively.
File# S-1010, AP# 9230, Stephen O'Philips

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9. MISCELLANEOUS ITEMS

APPROVAL

- a) [Main's Heights](#) – *(Continued from the August 12th FcPc meeting)*
Requesting modification of a 2007 condition of Preliminary Plat approval. Altered design with clubhouse for 59-lot subdivision (30 single-family and 29 townhouses) on 16.7 acres. Zoned: R-3 Residential, located west side Mains Lane, north side Bartonsville Road. Tax Map 78 / Parcels 243 & 681.
File# S-002, AP# 4331, Stephen O'Philips